

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, Vijayawada  
– Change of land use from Industrial use to Residential use in R.S.Nos.9/2, 3, 4A, 4B,  
5, 164/1, 2 & 167/3(P) of China Avutupalli Village, Gannavaram Mandal, Krishna  
District to an extent of Ac.11.51 Cents – Draft variation – Notification – Confirmation –  
Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2)DEPARTMENT

**G.O.Ms.No.511**

**Dated.11.11.2011**

Read the following:-

- 1.From V.C., VGTMUDA, Lr.Rc.No.C2-433/2011, Dt.21.05.2011.
- 2.From Commissioner of Industries, Lr. No. 29/1/2011/0239,  
Dated.29.08.2011.
- 3.Govt.Memo No.12956/I2/2011, Dated.20.10.2011.

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**O R D E R:**

The draft variation to the Zonal Development Plan of Gannavaram Zone issued in Government memo 3<sup>rd</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.611, Part-I, dated.21.10.2011. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.14,37,495/- (Rupees Fourteen Lakhs Thirty Seven Thousands Four Hundred and Ninty Five only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated.17.11.2011.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B, SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT

To  
The Commissioner of Printing, Stationery & Stores Purchase,  
Hyderabad.  
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban  
Development Authority, Vijayawada.

**Copy to:**

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.  
The Special Officer and Competent Authority, Urban Land Ceiling,  
Vijayawada.  
The District Collector, Krishna District.  
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development)Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Gannavaram Zone, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.611, Part-I, dated.21.10.2011 as required by sub-section (3) of the said section.

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**VARIATION**

The site measuring an extent of Ac.11.51 cents in R.S.Nos.9/2, 3, 4A, 4B, 5, 164/1, 2 & 167/3(P) of China Avutupalli Village, Gannavaram Mandal, Krishna District, the boundaries of which are given in the schedule below and which was earmarked for Industrial use in the Zonal Development Plan of Gannavaram Zone, which was sanctioned in G.O.Ms.No. 77, M.A., dated: 12.02.2007, is now proposed for Residential use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 5/2011/GVRM/VJA which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. That the applicant should obtain building permission from the concerned authority.
8. The 60'-0" ZDP road in between the two bits has to be left in the applicant's site.
9. The applicant should maintain of 9 Mtrs green buffer on Northern and Western sides of the site.
10. That the Vijayawada Guntur Tenali Mangalagiri Urban Development Authority shall allocate equal area of land for industrial use in the Master Plan.
11. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

**SCHEDULE**

**BIT-A**

NORTH : The site falling in R.S.No.167/2(P) of China Avutupalli Village.  
SOUTH : Proposed 60'-0" wide road as per ZDP in R.S.No.167/3(P) of China Avutupalli Village.  
EAST : The site falling in R.S.No.166(P) of China Avutupalli Village.  
WEST : The site falling in R.S.No.167/3(P) of China Avutupalli Village.

**BIT-B**

NORTH : The site falling in R.S.No.9/1, 167/3(P) and proposed 60'-0" wide road falling in R.S.No.167/3(P) of China Avutupalli Village.  
SOUTH : The site falling in R.S.No.139(P), 163, 10, & 11(P) of China Avutupalli Village.  
EAST : The site falling in R.S.No.11(P), 165 & 166(P) of China Avutupalli Village.  
WEST : The site falling in R.S.No.163(P), 139(P), 9/1(P) & 167/3(P) of China Avutupalli Village.

B, SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER